

**Mount Joy Borough Council
Building Ad Hoc Committee
Meeting Minutes
November 18, 2024**

The Mount Joy Borough Council Building Ad Hoc Committee held a meeting on Monday, September 21, 2024.

Committee Chair Deering called the meeting to order at 5:34 pm.

Roll Call: Present were Committee Chair Deering, Mayor Bradley, Authority Manager Kapcsos, Chief Goshen and Borough Manager Pugliese. Also present was Todd Vukmanic, CRA.

Approval of the Agenda:

On a **MOTION** by Goshen, with a second by Pugliese, approval was given for the agenda as posted. *Motion carries unanimously.*

Public Input:

Bruce Haigh, Councilor, asked if there was any cost escalation within the contracts. Vukmanic stated that there was none except in an extreme situation. Councilor Haigh's question revolved around the entire project is going to be paid for with borrowed funds. Vukmanic stated that there is a 5% contingency within the budget to cover any additional costs in Change Orders.

Tod Dohl, 9 E. Main St. stated that he is not certain where the bids came in at for the project but stated if they were still on the high side and he is unable to stay the meeting to hear them but if so, he sees some areas where there could be a potential savings.

Approval of the Minutes: Motion by Goshen and seconded by Kapcsos to approve the minutes of October 21, 2024. Motion carries.

Review of Bid Tabs: Todd Vukmanic provided hand outs for the bid tabs that were received on November 14, 2024. Bids were broken down into the 4 required vocations. Todd indicated that the bid tabs were reviewed by the Borough/Borough Authorities design team earlier in the day and the recommendations on alternates were highlighted.

General Construction – Goshen made a motion seconded by Pugliese to move to full Council recommending awarding the General Construction contract to eci Construction with a base bid of \$5, 685, 500.00 along with the Alternates GC-1 add of \$32,000, GC3 add of \$13,300, GC-5 add of \$18,000, GC-6 add of \$39,300, GC-12 cost neutral, and GC-13 add of \$8,700 for a total cost of \$5,796,800.00. *Motion carries unanimously.*

HVAC –Kapcsos made a motion, seconded by Goshen to move to full Council recommending awarding the HVAC contract to North Bay Mechanical with a base bid of \$975,000.00 with no alternates. *Motion carries unanimously.*

Plumbing Construction – Goshen made a motion and seconded by Pugliese to move to full Council recommending the awarding of the Plumbing Contract to Garden Spot Mechanical with a base bid of \$679,500.00 along with Alternates PC-1 cost neutral, PC-3 deduct of \$11,550 for a total cost of \$667,950.00. *Motion carries unanimously.*

Electrical Construction – Goshen made a motion, seconded by Kapcsos to move to full Council recommending the awarding the Electrical Contract to H.B. Frazer with a base bid of \$1,363,950.00 with Alternate EC-2 add of \$23,710.00 for a total of \$1,387,660.00. *Motion carries unanimously.*

Total construction cost per contract awards is \$8,827,410.00

Vukmanic advised that he will update the bid tabs and Project Estimate/Bid Result Comparison sheet and forward to committee members.

Update on Financing: No Updates

Recommendations for Council or Authority Board: Nothing additional.

Public Input Period: None

Any Other Matter Proper to Come Before Committee: None

Adjournment Motion by Bradley and seconded by Kapcsos, meeting adjourned at 6:24 pm, motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'MGP', is written over a light gray rectangular background.

Mark G. Pugliese I
Borough Manager/Secretary